

**122 AVENUE OF INDUSTRY**  
WATERBURY, CT

**AVAILABLE FOR SALE**  
**FULLY OCCUPIED INDUSTRIAL BUILDING**

**39,415 SF**  
**2.94 AC**

## PROPERTY OVERVIEW

122 Avenue of Industry is a fully occupied single-story manufacturing facility totaling 39,415 SF and situated on 2.94 AC in Waterbury, CT. The building was constructed in 1975 and has benefited from major recent capital expenditures, including a new roof installed in September 2025. Additionally, the property features a +/- 1.25 AC paved lot ideal for trailer parking, IOS, or trailer staging, as well as 3 loading docks, 1 drive-in door, 1,600 amps of power, and up to 22' 4" ceiling heights.

122 Avenue of Industry is strategically located just 1 mile from I-84, providing access to both I-691 and the highly desirable Route 8/I-84 interchange 5 miles away via I-84, with I-91 just 12.5 miles away via I-691. The property also benefits from notable corporate neighbors such as Costco, Restaurant Depot, and Kohl's.



## PROPERTY HIGHLIGHTS

- 9,499 SF office and assembly space
- 24,376 SF low bay industrial space
- 5,540 SF high bay industrial space
- 2.94 AC lot
- Built in 1975; concrete block construction
- High bay ceiling height: 22'4"
- Low bay ceiling height: 16'6" (deck) / 13'6" (beam)
- (3) 8' x 10' loading docks, each equipped with levelers
- (1) overhead door
- (1) 5-ton crane
- 1,600 Amps
- Column spacing: 20' x 67'
- Fully sprinklered (wet system)
- Air conditioning: office and half of industrial space
- Heat: gas heating units – (Modine High Efficiency II)
- 25 car spaces
- 10 trailer spaces
- Recent capital expenditures: brand new roof (2025)
- Water/sewer supplied by local municipality
- Zoning: IP



## TENANT OVERVIEW

Sq. Ft.	Tenant Name	Move In	Lease Expiration	Annual Rent	Rent/SF	Extensions
39,415	Take 2	May 30, 2025	May 31, 2031	\$235,440	\$5.97	2, 5-year terms

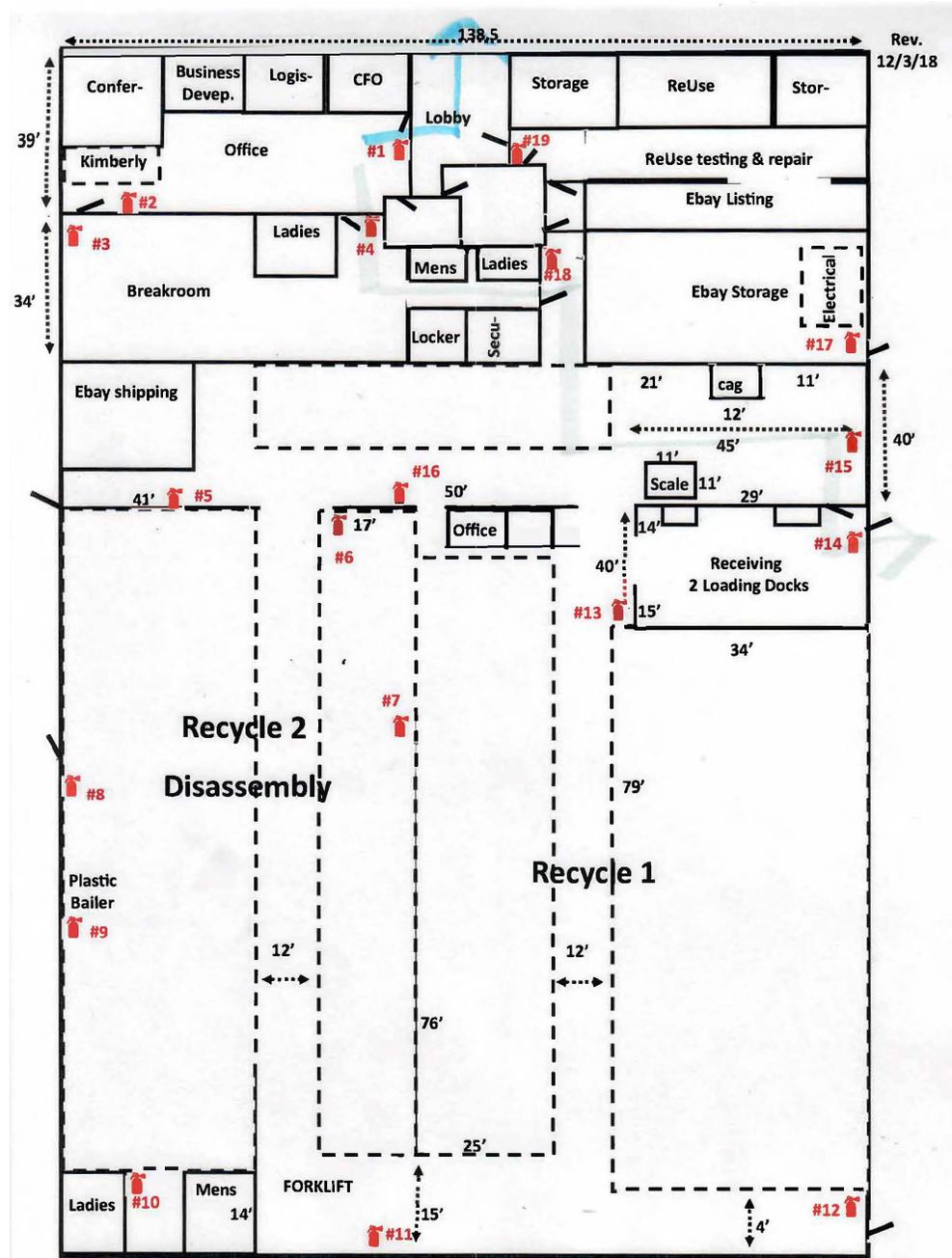
Take 2, founded in 2013 and currently employing 59 individuals, is a full-service electronics recycling and IT asset management company. It provides solutions for managing used electronics and universal waste for businesses, municipalities, government agencies, healthcare facilities, educational institutions, and retailers.

In June 2025, Take 2 was acquired by Ewaste+, an electronics recycling and IT asset disposition company headquartered in Victor, New York, as part of its expansion strategy across the Northeast. With the addition of Take 2, Ewaste+ now operates four facilities, with the remaining locations in Scotia and Ossining, NY.

Additionally, Ewaste+ is backed by a private equity firm Sidereal Capital Group, based in Summit, NJ.



# FLOOR PLANS

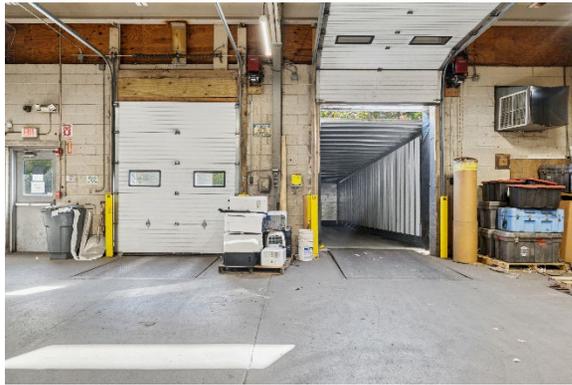
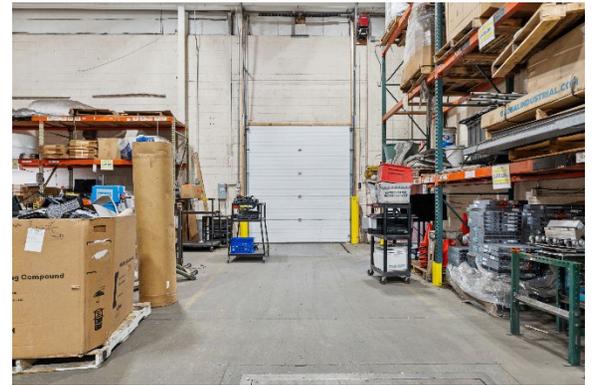




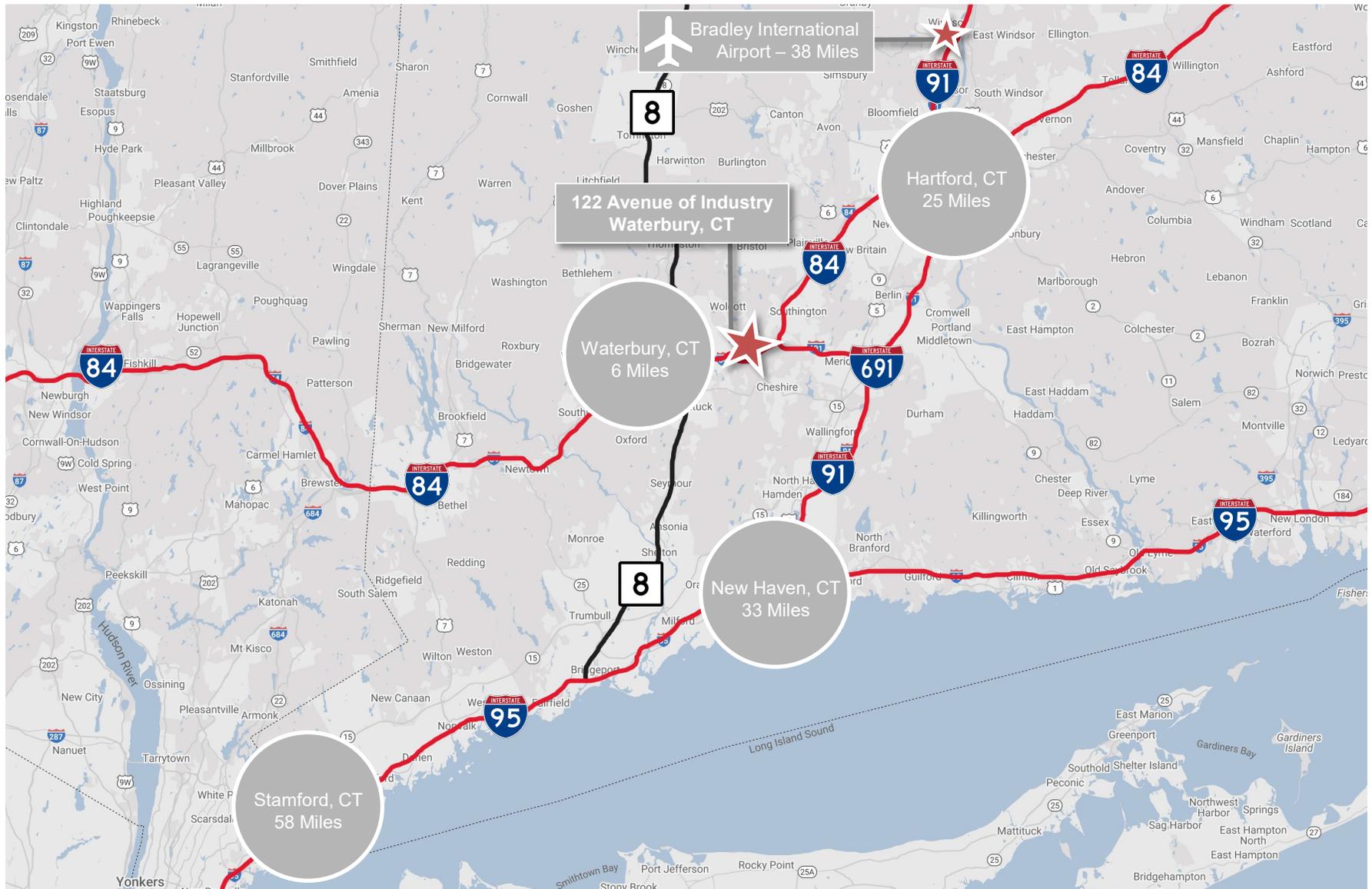
# EXTERIOR PHOTOS



# INTERIOR PHOTOS



# LOCATION MAP



# CONTACT



**John Harris**  
Senior Vice President  
**215.448.6052**  
[jharris@binswanger.com](mailto:jharris@binswanger.com)



**Nick Biedron**  
Senior Vice President  
**215.448.6065**  
[nbiedron@binswanger.com](mailto:nbiedron@binswanger.com)



**Jake Elkins**  
Sales Associate  
**215.448.6023**  
[jelkins@binswanger.com](mailto:jelkins@binswanger.com)



437 Madison Avenue  
Suite 2346  
New York, NY 10022  
Phone: 215.448.6052  
[binswanger.com](http://binswanger.com)

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